

Whiteford - Cardiff - Pylesville - Street Community Area

Community Character

The agricultural operations and rural villages of the Whiteford-Cardiff-Pylesville-Street Community Area encompass the rural north-central and northeastern portions of Harford County. The planning area may be described as the region south of the Mason-Dixon line to Deer Creek and from Broad Creek at the Susquehanna River to Rocks Road (MD Route 24), east to west. The Piedmont hills that flank Broad Creek, Deer Creek, and Scotts Creek provide the backdrop for a heritage of expansive farming operations and small crossroad villages including Bushs Corner, Ady, Macton, Cooper, Rocks, Cherry Hill, Prospect, and Flintville. The adjacent villages of Whiteford and Cardiff represent the Maryland portion of a historic settlement pattern that continues into Pennsylvania as the Borough of Delta, and is the most concentrated area of homes and businesses within the planning area. In the central and southern portions of the planning area, the villages of Pylesville and Highland serve as focal points for the surrounding countryside.

Whiteford-Cardiff-Pylesville-Street had a 2000 population of 6,916, which is 3% of the County's total population (Figure 65). Between 1990 and 2000, the population of the area increased by 14.5%. Demographics indicate that the population of the area is aging, which is consistent with the overall County pattern. The population over the age of 50 increased 45.8%, from 1,379 to 2,011, while the population between the ages of 20 - 34 had the greatest decrease, from 1,356 to 981 (-27.7%). The number of households in the area increased by 17.5%, from 2,000 to 2,349.

Whiteford - Cardiff - Pylesville - Street Demographic Profile: 1990 - 2000

	1990	2000	Percent Change
Total Population	6,041	6,916	14.48%
Total Households	2,000	2,349	17.45%
Median Household Income (in current \$)	\$39,919	\$57,094	43.02%
Employment	670	2,279	240.15%
Population By Race / Hispanic Origin			
White	5,949	6,728	13.09%
Black	68	67	-1.47%
American Indian/Alaska Native	6	17	183.33%
Asian/Hawaiian/Pacific Islander	16	27	68.75%
Other	2	20	900.00%
Population of 2 or more Races	NA	57	NA
Hispanic Population	13	61	369.23%

Figure 65

Throughout the County, household income is up 37%. The median household income for this area grew 43% over the last decade from \$39,919 to \$57,094. Households in this community earning over \$150,000 a year increased by 607%, while households earning less than \$50,000 a year decreased by 21%. Total employment in this area increased by 240% from 670 to 2,279.

The transportation network for the planning area includes Whiteford Road (MD Route 136), which is one of the County's major arteries traversing north/south from Creswell to Whiteford, then east/west from Whiteford to Norrisville. Pylesville Road (MD Route 165) also serves as a major north/south artery from the village of Baldwin in Baltimore County to Whiteford. In Pennsylvania it becomes Route 74 and continues to the City of York. Ady Road (MD Route 543) serves the central portion of the planning area extending from Pylesville to Interstate 95. These well-traveled roadways serve not only to move goods between areas but also put the rural areas of Harford and York Counties within the reach of many commuters. The large scale of these two roads, makes them unusual in the area since the balance of the transportation network consists of small two-lane roads and gravel roads of even smaller dimension.

Until the 1950's, the Maryland and Pennsylvania Railroad served as the chief means of delivering products from the farms and industries in the rural portions of Harford, Baltimore, and York Counties, to the markets of Baltimore and the City of York. This community was no exception and the rail line made stops at Minefield, Highland, Pylesville, Whiteford, and Cardiff. Milk, slate, green marble, and gravel were some of the freight shipped from the rural area; the railroad served as a commuter line to countless passengers until service was discontinued in 1954. As many of the rural industries ceased operation, and competition with good roads and automobiles became too great, the railroad ceased operation altogether in 1959.

Discovery of slate deposits brought Welsh settlers to the Whiteford-Cardiff area as early as the 1730's. The Welsh influence in this area is still present today in terms of family, religion, and architecture. Part of the Peach Bottom Syncline, the appropriately named Slate Ridge, was mined for its rich slate deposits and its northern slope is home to the villages of Whiteford and Cardiff. Due to the exceptional quality of the slate mined from the Peach Bottom region, the villages thrived. As C. Milton Wright noted in his book, "Our Harford Heritage", in 1850 samples of the slate were exhibited at the London Crystal Exposition and won first prize. While the uses for slate were numerous, it was primarily sold as a roofing material. As competition increased from petroleum-based and rubber roofing materials, most of the quarries ceased operation by the 1930's. In addition to slate, green serpentine marble was mined until the late 1950's. The green marble mined from Cardiff has been used in many private residences, and was specified by architects for use in numerous public and private buildings including the Empire State Building in New York City.

According to Wright, the village of Highland was founded as a station along the Maryland and Pennsylvania Railroad to serve the farms within the area. The name may have been derived from the fact that the area is high in elevation and level compared to the hills of Deer Creek and the lowlands of Southern Harford. The village of Pylesville was founded around a mill on Broad Creek owned by Nathan Pyle, Sr.; the Pylesville mill remained in the Pyle family until 1908, and continued to serve the community into the early 1920's.

Though the slate quarry pits are now dormant, the multitude of buildings in Harford County with slate clad roofs is a constant reminder of the non-agricultural heritage of the villages of Whiteford and Cardiff. Much of this heritage has been preserved at the Old Line Museum in Delta, Pennsylvania.

With regard to the farming community, this planning area may be the County's strongest in terms of amount of land in farms, profitability, commitment to farming, and the presence of farm service business. Contiguous tracts of farmland are still very common; corn, soybeans, barley, and hay are the dominant crops in the area. The Lower Deer Creek Valley Rural Legacy Area was extended to include the southern portion of the community area in 2003. While agricultural preservation efforts have been relatively successful in this area, inclusion in the Rural Legacy Program will offer property owners another option for preservation. The first agricultural school building in Maryland, designed to instruct future farmers, was established in Highland in 1924. The planning area also contains a noted vineyard and winery as well as nurseries and Christmas tree farms.

In addition to the agricultural areas, the villages of Whiteford, Cardiff, and Highland represent some of the best preserved remnants of a rural lifestyle. The stability of the early mining community has endured over time as generations of residents, including descendants of those original Welsh immigrants, have continued to live within the community.

Community stability may be attributed to the success of Whiteford-Cardiff's role as a regional service area for northern Harford County and southern York County, and in the sharing of resources such as the Delta/Cardiff Volunteer Fire Company, Mason/Dixon Business Association, and the Whiteford Branch of the Harford County Library. Highland Commons serves as a location for community archives and provides public services to the community. The Commons also serves as headquarters for the Highland Community Association and Mason/Dixon Community Services, as home to a branch of the Harford County Library (run by volunteer staff), and as a day-care and senior center. The Sheriff's Office maintains a substation here. The area is served by three elementary schools - North Harford, North Bend and Dublin. Middle and high school students attend North Harford. Based on the October 2003 update of the Annual Growth Report, all of these schools are now operating below the APF standard for capacity.

Plan for the Area

The strength of the rural area has been, and continues to be, based on viability of the agricultural area and rural villages. The need for goods and services within the agricultural community fostered the formation of small villages, and created interdependency between the villages and the surrounding agricultural community. Whiteford-Cardiff-Pylesville-Street is an area rich in historical significance, and these communities continue to serve as focal points for the surrounding agricultural area. However, this area faces the potential for change on numerous fronts. Therefore, the plan for the area strives to reinforce the importance of the villages to the agricultural community, while also preserving the heritage and quality of life that has been characteristic of the area.

The designation of the Rural Village as a Priority Funding Area helps to establish clear boundaries for growth and redevelopment. It provides support and incentives for development within the rural village. This growth shall be compatible with, and of a quantity appropriate to, the existing village

character. It should also consider pedestrian orientation, scale, and locations that complement the existing village. Expansion of the village boundaries through upzoning is not supported by this Plan.

Studies indicate that Harford County has a sufficient inventory of commercially zoned land to meet its needs. Based on this, no additional commercial zoning will be supported within this community area unless further analysis identifies a need for more commercial land within this area. Any additional zoning changes will also be subject to a technical analysis to ensure that the proposed change will not generate adverse impacts in the community.

Supporting efforts to preserve the historic character of the villages is important to the community. Historic inventories have been completed for the villages of Whiteford and Cardiff, and new sites added to the County and State Historic Inventories. Community outreach efforts indicate that there is also strong support for having Whiteford and Cardiff designated a National Register District. The County continues to support this effort recognizing the importance of this step in preserving the historical character of the area. Existing historic information will likewise be used to help preserve the character of other villages within the planning area.

For Whiteford and Cardiff, abandoned quarries present a complex problem in terms of finding a suitable use for the property. Land uses for the site must take into consideration that the quarries provide a direct conduit to groundwater. There is strong support within the community to prohibit these areas from being used in any manner that would result in an adverse impact to groundwater.

A new sewer system has been installed in Whiteford and Cardiff to correct a documented health problem. Many of the homes within the villages had blind ditches or dry wells that served in place of septic systems. For many homes, there was not enough land to install an appropriate septic system with a drain field so connection to the new system was required of all households within the service area. The sewer system is a joint venture between Harford County and the Borough of Delta with a treatment plant located within the Borough. Installation of the sewer system presents a growth issue that must be addressed. The service area has been sized to address the specific needs of the community. This Land Use Element Plan does not envision sewer service outside of the subdistrict. This will help to ensure that additional growth is in keeping with community character.

Additionally, development in the Pennsylvania communities of Peach Bottom and Delta is impacting Whiteford-Cardiff-Pylesville-Street. For many living in the Pennsylvania communities, traveling into Maryland, and specifically the village areas for services, is faster and more convenient than going to areas in Pennsylvania. While increased patronage will help to support village business, the community is concerned not only about the traffic but also about the potential for large scale services being developed in the surrounding rural areas. There is also concern that this new residential development in the surrounding borough and township will be used to justify requests for rezoning of properties within the community area. This emphasizes the need for having zoning in the area that supports the rural and historic character of the area. It also emphasizes the need for Design Guidelines to ensure that permitted uses are developed at a scale compatible with the community. Furthermore, it is important that the County coordinate with Peach Bottom and Delta regarding planning efforts. Steps should be taken to improve interjurisdictional communication to help ensure that development in adjoining areas does not have a detrimental impact on the rural character of this community area.

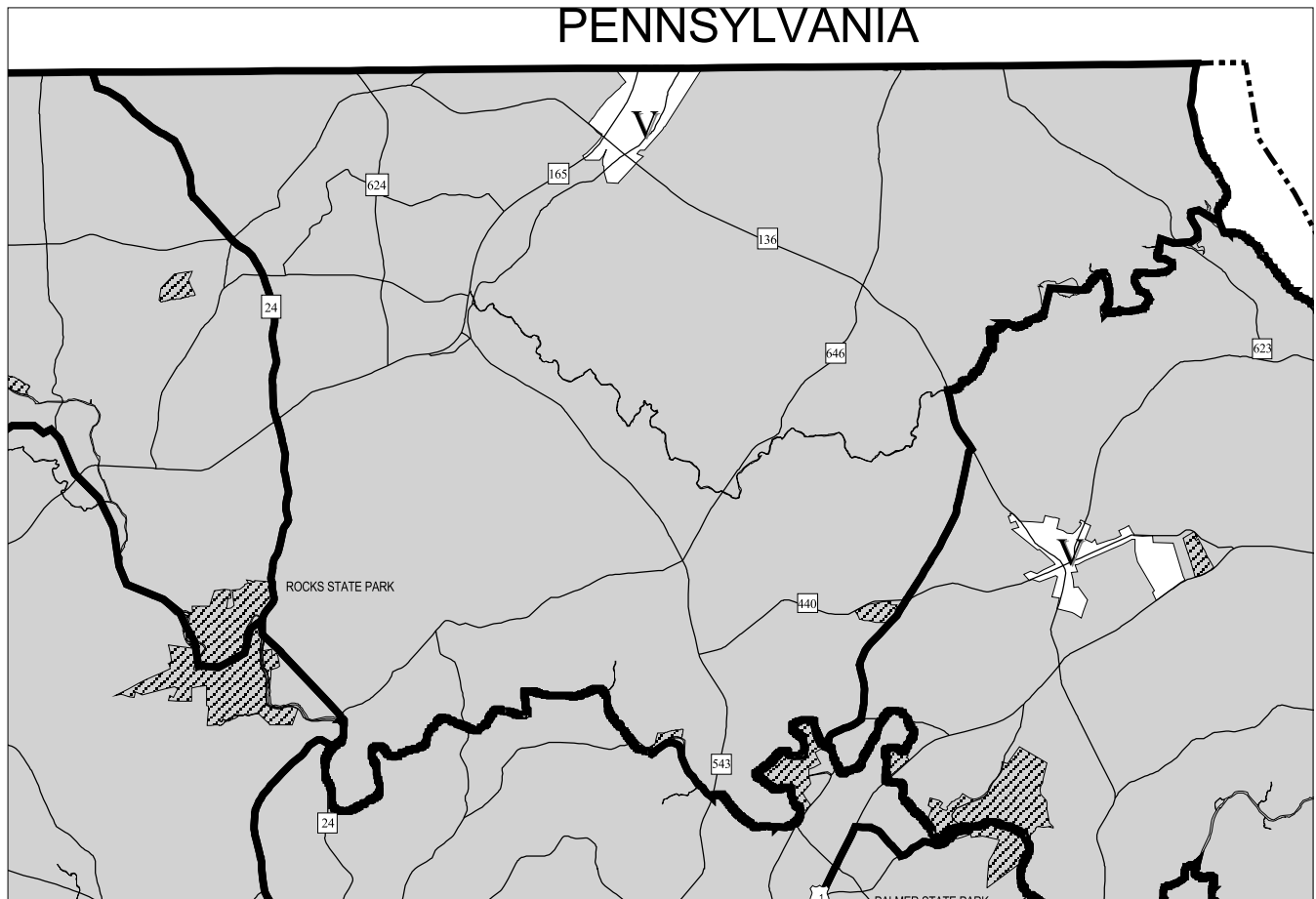
The village of Pylesville is planned as little more than an intersection of roads, inclusive of a post office and country store. Highland Commons, which is irreplaceable to this community, should be preserved as a focal point for public facilities.

Economic development incentives shall be comprehensive in nature and promote the location of community-oriented, environmentally responsible business with emphasis placed on business serving the agricultural industry. County economic development programs shall be coordinated with the Mason/Dixon Business Association in an effort to provide benefits to the entire regional community.

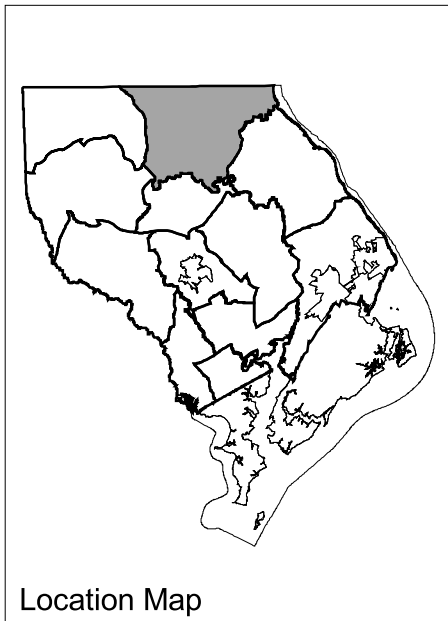
Public facilities shall be based on community need and located within the existing Rural Villages to strengthen these areas as focal points within the rural area. A new playground area is being developed next to the library. There is strong community support for a hiker/biker trail in the area. Coordination is underway with the Department of Parks and Recreation to provide for a trail segment along MD Route 165 between MD Route 543 and the State line. If completed, this would serve as the northern segment of the Ma and Pa trail system.

Agriculture shall remain the dominant land use within the planning area with the Rural Villages serving as the focal points. The planning area currently contains in excess of 4,800 acres in agricultural preservation. Participation in these programs will help to maintain the rural character of the area. Landowner interest should be identified for future agricultural preservation efforts with priority being given to farms adjacent to or between existing blocks of protected land. Programs shall be developed that provide landowners with the option to receive the market value of their development rights without the need to take agricultural land from production and put it into residential lots, thus fracturing the continuity of the agricultural area. Use of best management practices on farms and conservation of large contiguous forested areas will help to preserve the water quality of the myriad streams and creeks in the region.

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Whiteford-Cardiff-Pylesville-Street Community Area



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| Agricultural | N Neighborhood Center |
| Rural Residential | C Community Center |
| Low Intensity | V Rural Village |
| Medium Intensity | T Town Center |
| High Intensity | Airport |
| Industrial/Employment | HCC Harford Community College |
| State and County Parks (over 10 acres) | HEAT Higher Education Applied Technology |
| MO Mixed Office | - - - Chesapeake Bay Critical Area Boundary |
| — Community Area Boundary | |



Figure 66 □



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